



HONOLULU AUTHORITY for RAPID TRANSPORTATION

Right-of-Way Status Update

February 18, 2016

Meeting our Goals

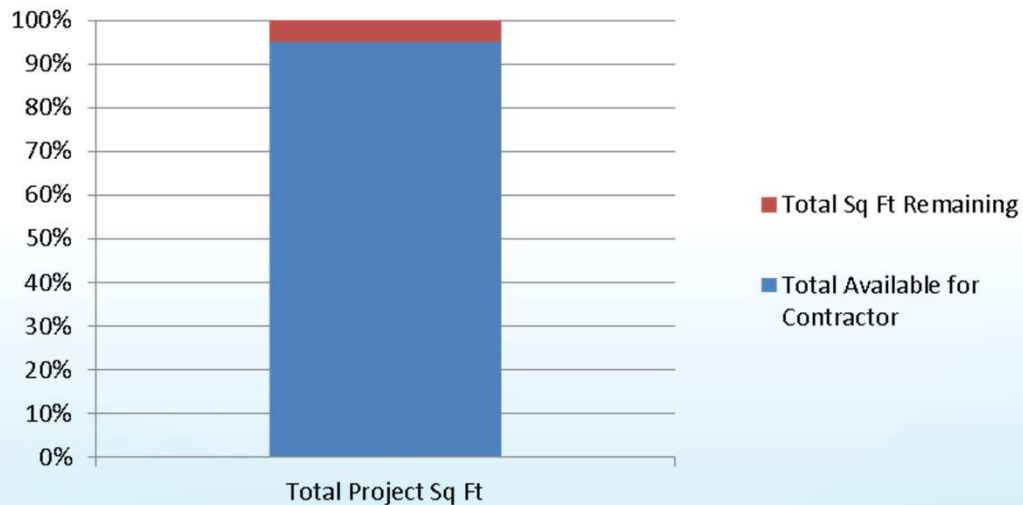
- Balance respect for property owner with schedule needs and project budget
- Balance responsibility of staying within the budget in a changing real estate market
- Continue to communicate and educate effectively
- Negotiate fairly
- Meet requirements of the Uniform Act

Status Summary

- ROW team continues to meet the schedule for City Center acquisitions relative to program procurement needs
 - Intense focus on Airport and Dillingham Parcels to support upcoming procurement
- Current total site access available for contractor is 95% of the total area needed
- Eminent Domain pending
 - 50 prior requests for authorization from HART Board
 - 2 parcels for resubmission
 - 2 parcels rejected by the City Council
 - 5 cases filed
 - 1 settled prior to trial
 - 1 settled prior to trial, pending FTA approval
 - 1 parcel disputed
 - 2 friendly condemnations to resolve title issues
 - 21 properties in escrow

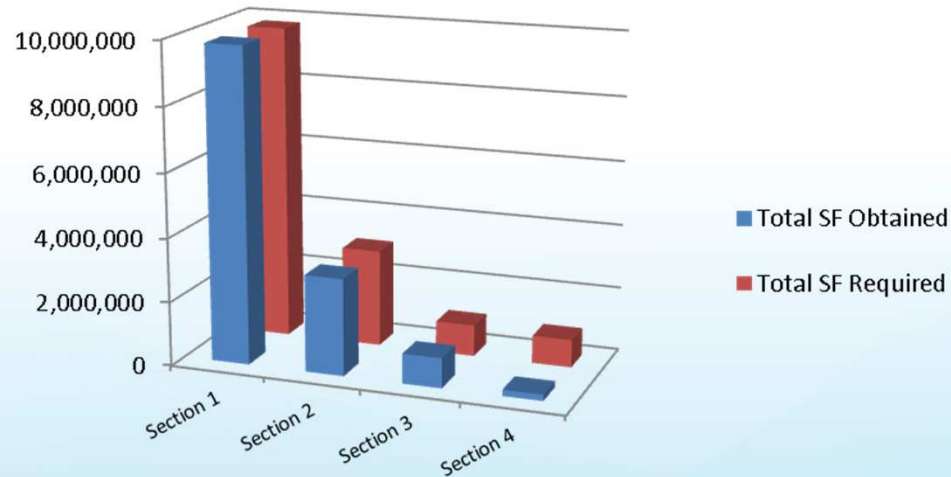
Progress Site Access Available by Land Area

as of 1/11/2016



| | | |
|------------------------|--------------------------------|------------|
| Total Project Sq Ft | Total Sq Ft Requirement | 14,681,528 |
| | Total Available for Contractor | 13,958,205 |
| | Total Sq Ft Remaining | 723,323 |
| | % Available for Contractor | 95% |
| | Reported Last Month | 95% |

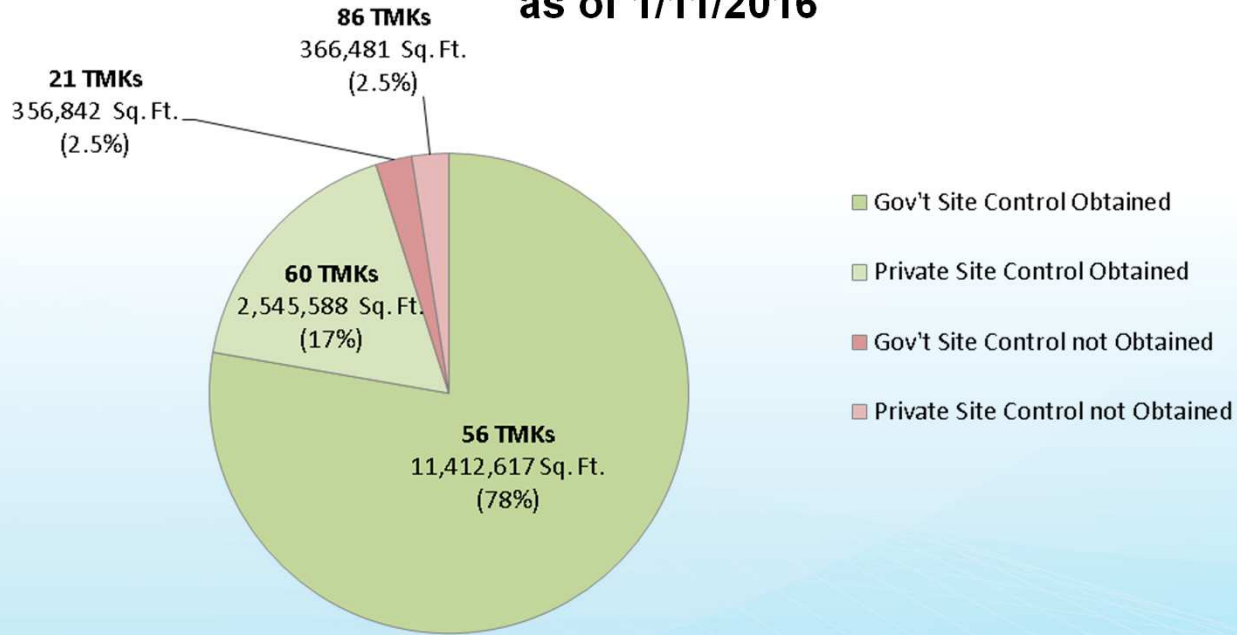
Progress Site Access Available to Contractors by Land Area by Section as of 1/11/2016



| | Section 1 | Section 2 | Section 3 | Section 4 |
|-------------------|-----------|-----------|-----------|-----------|
| Total SF Obtained | 9,808,840 | 3,023,851 | 932,760 | 192,754 |
| Total SF Required | 9,808,840 | 3,027,319 | 979,875 | 865,494 |
| % Progress | 100.00% | 99.89% | 95.19% | 22.27% |

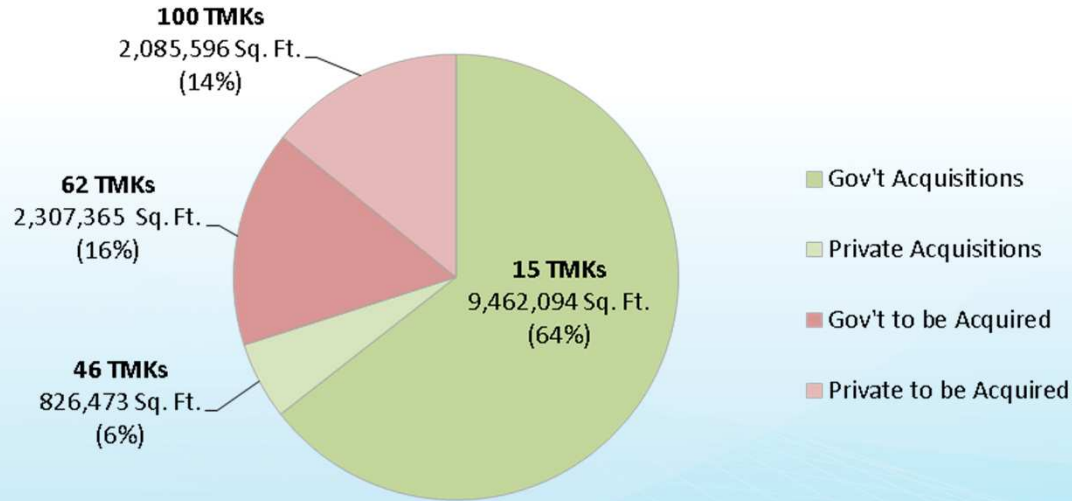
Parcel Site Control Status by Land Area and Ownership Type

as of 1/11/2016



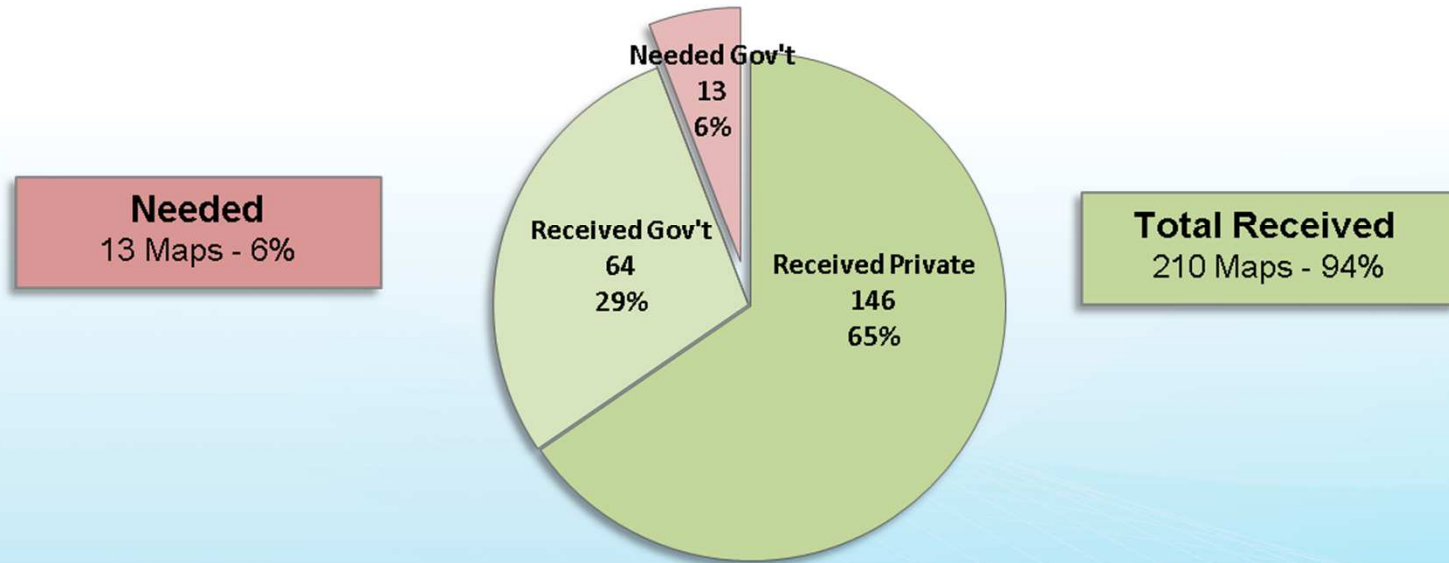
Acquisition Status by Land Area and Ownership Type

as of 1/11/2016



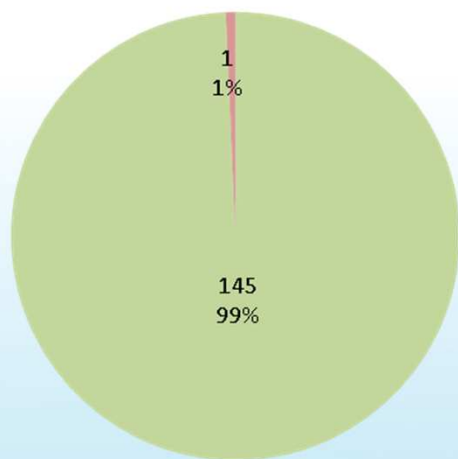
Survey Maps

(Privately Owned + Government Parcels)
as of 1/11/2016



Appraisal Status

Privately Owned Parcels as of 1/11/2016



Tax Map Key

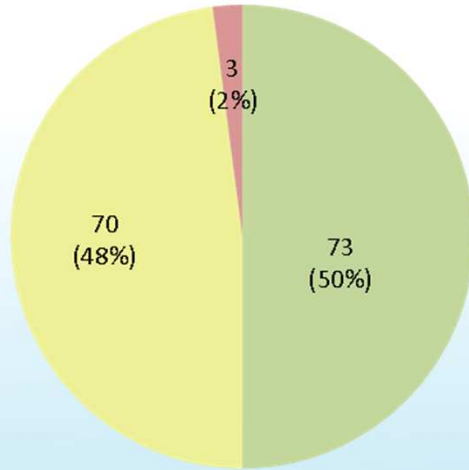


Square Footage

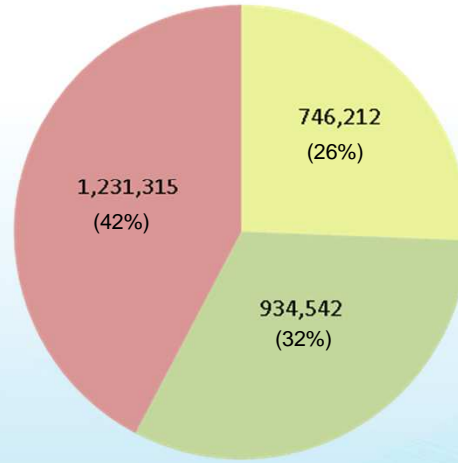
- Appraisals Complete
- Appraisals in Preparation

Offer Status

Privately Owned Parcels as of 1/11/2016



Tax Map Key

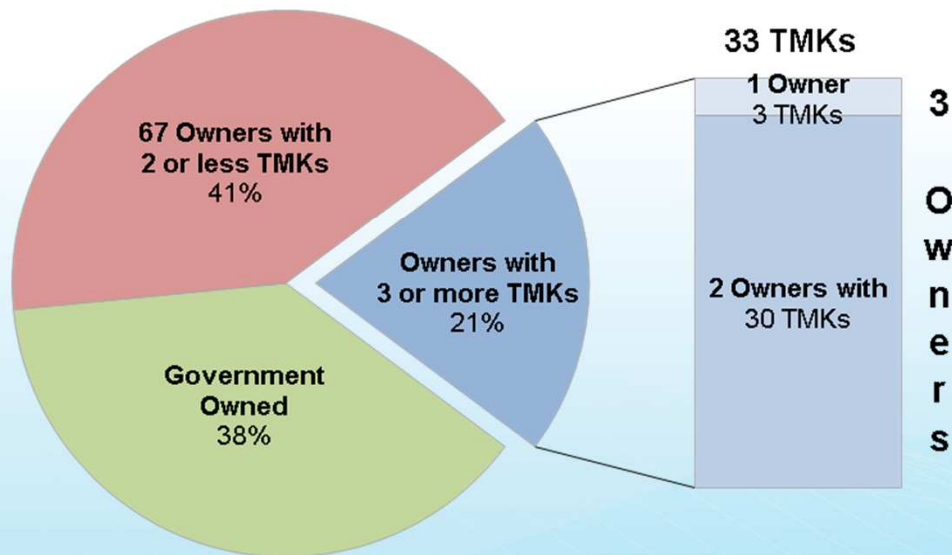


Square Footage

- Offers Accepted
- Offers Sent and Pending
- Offers in Preparation

Parcels to be Acquired by Tax Map Key (TMK)

(Privately Owned + Government Parcels)
as of 1/11/2016



Right-of-Way Cost Estimate Update

as of 1/11/2016

| | Budget | Expended | Remaining Budget Balance | Estimate to Completion | Forecast Variance |
|-----------------|----------|----------|--------------------------------|---------------------------|-------------------|
| Acquisition | \$201.70 | \$86.00 | \$115.70 | \$102.60 | \$13.10 |
| Relocation | \$20.50 | \$10.40 | \$10.10 | \$16.10 | (\$6.00) |
| Total (Million) | \$222.20 | \$96.40 | \$125.80 | \$118.70 | \$7.10 |

Notes:

- ❖ Administrative overhead costs aggregated with the Acquisition and Relocation numbers
- ❖ Estimate to completion based on offers, appraisals or assessed values

Right-of-Way Risks to Budget

- **Volatility of Real Estate Market, especially in the Kakaako-Ala Moana area**
- **Managing the number of conversions from partial acquisition to full acquisition**
- **Unanticipated relocation costs for complex relocations, particularly unexpected full takes**

Private Property Acquisition Summary as of 1/11/2016

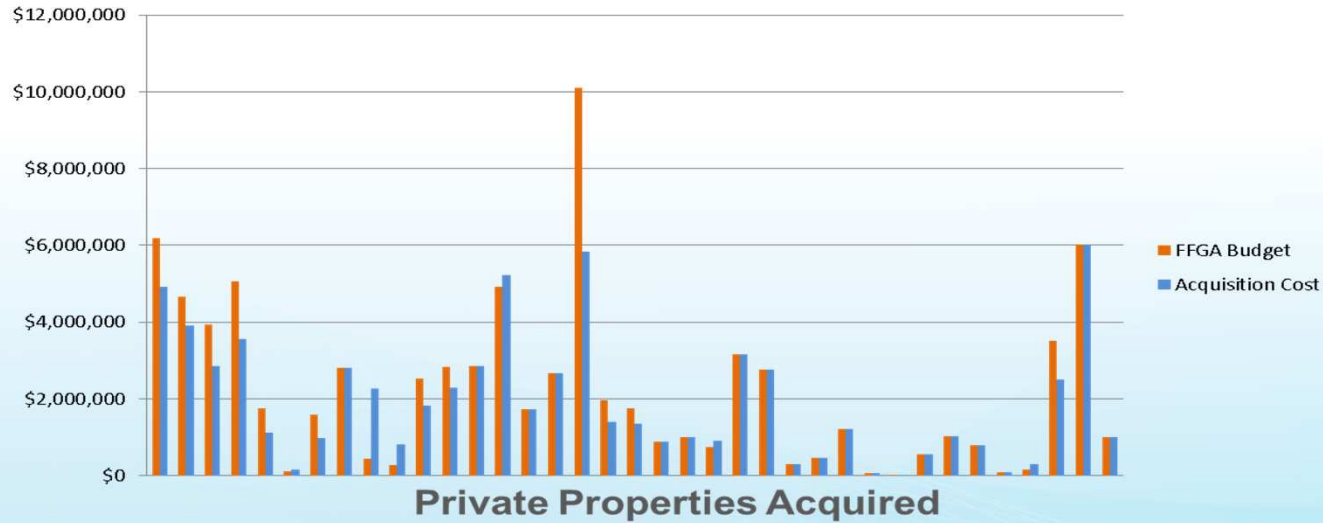
| No | TMK | Take | Address | Recordation Date | Total Acquisition (\$) | FPGA Budget | Note | Remaining Balance in Budget |
|----|--------------------|-------------|---|------------------|------------------------|-------------------|-----------|-----------------------------|
| 1 | 1-1-016-005 | Full | 2676 Waiwai Loop | 7-Mar-14 | 4,924,144 | 6,173,973 | | 1,249,829 |
| 2 | 1-1-016-006 | Full | 2668 Waiwai Loop | 28-Mar-14 | 3,918,089 | 4,648,445 | | 730,356 |
| 3 | 1-1-016-014 | Full | 479 Lagoon Drive | 21-Mar-14 | 3,042,274 | 3,930,328 | | 888,055 |
| 4 | 1-1-016-015 | Full | 515 Lagoon Drive | 3-Jun-13 | 3,551,508 | 5,067,659 | | 1,516,151 |
| 5 | 1-1-016-016 | Full | 2613 Waiwai Loop | 5-Jan-16 | 6,062,548 | 472,448 | ** | -5,590,100 |
| 6 | 1-2-003-016 | Full | 1819 Dillingham Boulevard | 21-Apr-14 | 1,106,416 | 1,741,689 | | 635,273 |
| 7 | 1-2-003-017 | Partial | 1815 Dillingham Boulevard | 11-May-15 | 151,758 | 111,258 | | -40,500 |
| 8 | 1-2-003-018 | Partial | 1803 Dillingham Boulevard | 14-Aug-15 | 142,407 | 261,258 | | 118,851 |
| 9 | 1-2-003-020 | Partial | 1727 Dillingham Boulevard | 7-Dec-15 | 220,540 | 364,465 | | 143,925 |
| 10 | 1-2-003-082 | Full | 1825 Dillingham Boulevard | 31-Jul-14 | 984,299 | 1,596,625 | | 612,326 |
| 11 | 1-2-003-101 | Partial | 1701 Dillingham Boulevard | 16-Nov-15 | 458,234 | 463,178 | | 4,944 |
| 12 | 1-2-009-001 | Full | 1901 Dillingham Boulevard | 16-Aug-12 | 2,805,135 | 2,814,000 | | 8,865 |
| 13 | 1-2-009-100 | Full | 1953 Dillingham Boulevard | 16-Dec-14 | 2,257,359 | 436,620 | ** | -1,820,739 |
| 14 | 1-2-009-101 | | Subdivided TMK 1-2-009-017 into 100 and 101 | | | | | |
| 15 | 1-2-009-018 | Full | 1927 Dillingham Boulevard | 18-Nov-14 | 804,686 | 261,258 | ** | -543,428 |
| 16 | 1-2-010-068 | Full | 1900 Dillingham Boulevard | 4-Dec-12 | 1,831,279 | 2,529,000 | | 697,721 |
| 17 | 1-5-007-021 | Full | 545 Kaaahi Street | 11-Oct-14 | 2,285,004 | 2,819,500 | | 534,496 |
| 18 | 1-5-007-023 | Full | 533 Kaaahi Street | 23-Apr-10 | 2,850,000 | 2,850,000 | * | 0 |
| 19 | 1-5-028-073 | Partial | 1617 Dillingham Boulevard | 13-Oct-15 | 258,439 | 179,373 | | -79,066 |
| 20 | 1-7-002-026 | Full | 902 Kekaulike Street | 1-Nov-12 | 5,219,351 | 4,927,000 | ** | -292,351 |
| 21 | 2-3-004-048 | Full | 1156 Waimanu Street | 21-Mar-12 | 1,730,578 | 1,730,578 | | 0 |
| 22 | 2-3-004-069 | Full | 1168 Waimanu Street | 10-Feb-12 | 2,660,398 | 2,658,317 | | -2,081 |
| 23 | 2-3-007-033 | Full | 1169 Kona Street | 13-Oct-14 | 5,825,106 | 10,102,669 | | 4,277,563 |
| 24 | 2-3-007-036 | Full | 1174 Waimanu Street | 8-Oct-14 | 1,407,845 | 1,951,386 | | 543,541 |
| 25 | 2-3-007-039 | Full | 1163 Kona Street | 1-Dec-15 | 3,010,960 | 2,644,402 | | -366,558 |
| 26 | 2-3-007-044 | Full | 1201 Kona Street | 3-Oct-14 | 1,357,540 | 1,751,700 | | 394,160 |
| 27 | 2-3-007-054 | Full | 1246 Kona Street | 15-May-15 | 1,105,634 | 1,439,263 | | 333,629 |
| 28 | 9-4-017-011 | Full | 94-818 Moloalo Street | 4-Aug-11 | 870,000 | 870,000 | * | 0 |
| 29 | 9-4-019-050 | Full | 94-819 Farrington Highway | 1-Aug-12 | 1,004,277 | 1,005,000 | | 723 |
| 30 | 9-4-047-008 | Partial | 94-144 Farrington Highway | 13-Mar-15 | 898,742 | 743,278 | | -155,464 |
| 31 | 9-4-048-046 | Full | 94-119 Farrington Highway | 25-Jul-11 | 3,159,142 | 3,159,142 | * | 0 |
| 32 | 9-4-048-047 | Full | 94-136 Leonui St | 25-Jul-11 | 2,749,142 | 2,749,142 | * | 0 |
| 33 | 9-6-003-012 | Full | 96-171 Kamehameha Highway | 29-Jun-11 | 287,030 | 287,030 | * | 0 |
| 34 | 9-6-003-013 | Full | 96-165/169 Kamehameha Highway | 7-Sep-11 | 455,588 | 455,588 | * | 0 |
| 35 | 9-6-003-014 | Full | 96-157 Kamehameha Highway | 27-Jun-11 | 1,216,787 | 1,216,787 | * | 0 |
| 36 | 9-6-003-015 | Full | 96-159 Kamehameha Highway | 10-Aug-11 | 53,304 | 53,304 | * | 0 |
| 37 | 9-6-003-016 | Full | 96-149A Kamehameha Highway | 10-Aug-11 | 22,304 | 22,304 | * | 0 |
| 38 | 9-6-003-017 | Full | 96-149 Kamehameha Highway | 15-Sep-11 | 559,914 | 559,914 | * | 0 |
| 39 | 9-6-003-018 | Full | 96-137 Kamehameha Highway | 25-Jan-12 | 1,017,915 | 1,017,915 | * | 0 |
| 40 | 9-6-004-002 | Full | 96-93 Kamehameha Highway | 5-May-11 | 790,000 | 790,000 | * | 0 |
| 41 | 9-6-004-017 | Full | Kamehameha Highway | 29-Jun-11 | 90,000 | 90,000 | * | 0 |
| 42 | 9-6-004-023 | Partial | Waihoa Street | 4-Aug-15 | 24,476 | 157,965 | | 133,489 |
| 43 | 9-7-023-008 | Partial | 945 Kamehameha Highway | 26-May-15 | 300,000 | 151,344 | | -148,656 |
| 44 | 9-8-009-017 | Full | 98-077 Kamehameha Highway | 14-Jun-13 | 2,509,030 | 3,512,500 | | 1,003,470 |
| 45 | 9-8-010-002 | Full | 98-080 Kamehameha Highway | 1-May-12 | 6,027,021 | 6,027,021 | * | 0 |
| 46 | 9-9-003-068 | Full | 99-140 Kohomua Street | 13-Sep-11 | 993,783 | 993,783 | * | 0 |
| | | | | | 82,999,985 | 87,788,410 | | 4,788,424 |

Notes:

* Baseline assumes zero variance (budget = actual) during FPGA approval process.

** Cost exceeded budgeted amount due to conversion from partial to full acquisition. Bold print reflects most recent acquisition

Private Property Acquisition Cost as of 1/11/2016



Mahalo!

